

Broadbridge Farm, Broadbridge Heath, Horsham

PEREGA

Report: Highways Technical Note
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Revision Table

Suitability code	Revision	Date	Written by	Checked by	Description
S2	P1	24/03/2026	GS	HS	Issued for information
S2	P2	31/03/2026	GS	HS	Updated following project team comments. Issued for information

1 INTRODUCTION

- 1.1 This Highway Technical Note sets out the design principles for the Reserved matters planning application for the proposed new development at Lower Broadbridge Farm, Broadbridge Heath, Horsham, for Outline Planning ref “DC/25/1886”. The proposed development is for the erection of 133 dwellings, the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure.
- 1.2 Please refer to Appendix A for the Illustrative Site Plan.

2 DESIGN PRINCIPLES

- 2.1 The proposed development includes a clear and legible street hierarchy that supports safe and efficient movement through the development.
- 2.2 A Primary Street forms the main access route through the development. The street is characterised by consistent building lines, active frontages, footways on both sides and tree planting to create enclosure and reinforce its importance within the layout.
- 2.3 Secondary streets branch from the Primary Street, serving smaller groups of dwellings. These streets have narrower carriageway widths and include on-street parking. This helps create a more intimate residential character while maintaining clear connectivity.
- 2.4 Tertiary Street and Private Drives serve to limit numbers of dwellings and adopt a shared surface approach where appropriate. These areas prioritise pedestrians, reduce vehicle speed and create a quieter residential environment.
- 2.5 The proposed carriageway widths for each of the road types is detailed below in Table 1.

Table 1 - Road Width Summary

Road type	Carriageway Width
Primary Road	5.5m
Secondary Road	5.0m
Tertiary Road (Shared)	5.0m
Private Drive (Shared)	4.1m

3 HIGHWAY DRAWINGS

3.1 Highway Drawings

- 3.1.1 The Highway Design Pack includes the following:

- W24149-PER-XX-XX-DR-C-02401_P1 – Vehicle Tracking – Refuse Vehicle – Sht 1 of 2
- W24149-PER-XX-XX-DR-C-02402_P1 – Vehicle Tracking – Refuse Vehicle – Sht 2 of 2
- W24149-PER-XX-XX-DR-C-02403_P1 – Vehicle Tracking – Fire Tender – Sht 1 of 2
- W24149-PER-XX-XX-DR-C-02404_P1 – Vehicle Tracking – Fire Tender – Sht 2 of 2
- W24149-PER-XX-XX-DR-C-02405_P1 – Vehicle Tracking – Standard Sedan – Sht 1 of 2
- W24149-PER-XX-XX-DR-C-02406_P1 – Vehicle Tracking – Standard Sedan – Sht 2 of 2
- W24149-PER-XX-XX-DR-C-02411_P1 – Visibility Splay – Sht 1 of 2

- W24149-PER-XX-XX-DR-C-02412_P1 – Visibility Splay – Sht 2 of 2

3.1.2 Please refer to Appendix B of this report for a copy of all highway drawings.

3.2 Highway Network and Visibility

3.2.1 Drawings “W24149-PER-XX-XX-DR-C-02411_P1” and “W24149-PER-XX-XX-DR-C-02412_P1” show the proposed highway layout, together with the visibility splays for the junctions and the forward visibility splays for the vehicle on the Primary, Secondary and Tertiary Roads.

3.2.2 The Primary, Secondary and Tertiary Roads are proposed to be offered for adoption by the local Highway Authority (West Sussex County Council). The extent of the adoption is to be agreed as part of the S38 adoption process but generally includes all the Primary, Secondary and Tertiary Roads.

3.2.3 All main junction visibility splay areas are to be offered for adoption as part of the S38 application.

3.2.4 Please refer to Appendix B of this report for a copy of all highway drawings.

3.3 Swept Path Analysis

3.3.1 The proposed refuse vehicle tracking is included in drawing “W24149-PER-XX-XX-DR-C-02401_P1 – Vehicle Tracking – Refuse Vehicle – Sht 1 of 2” and “W24149-PER-XX-XX-DR-C-02402_P1 – Vehicle Tracking – Refuse Vehicle – Sht 2 of 2”. These tracking drawings show accessibility for a refuse vehicle in accordance with Building Regulations Approved Document H, which allows the refuse vehicle to access within 15m of bin collection points and 10m for Eurobins at apartments.

3.3.2 The proposed fire tender vehicle tracking is included in drawings “W24149-PER-XX-XX-DR-C-02403_P1 – Vehicle Tracking – Fire Tender – Sht 1 of 2” and “W24149-PER-XX-XX-DR-C-02404_P1 – Vehicle Tracking – Fire Tender – Sht 2 of 2”. These tracking drawings show accessibility for the fire tender in accordance with the Building Regulations Document B, which allows for a fire tender within 45m of the platform of all dwellings and within 18m of dry riser inlets for apartments.

3.3.3 The most onerous standard sedan parking manoeuvres have been included on drawing “W24149-PER-XX-XX-DR-C-02405_P1 – Vehicle Tracking – Standard Sedan – Sht 1 of 2” and “W24149-PER-XX-XX-DR-C-02406_P1 – Vehicle Tracking – Standard Sedan – Sht 2 of 2”. These tracking drawings show drivers can suitably access these parking spaces.

3.3.4 Please refer to Appendix B of this report for a copy of all highway drawings.

4 PARKING

4.1 In accordance with the Transport Assessment submitted as part of the Outline Planning application, parking within the development should be determined in relation to the standards set out by West Sussex County Council (WSSCC) in its document “Guidance on Parking at Developments”, dated September 2020. It is understood that this document is also applied by Horsham District Council.

4.2 A copy of the Architect’s “Parking Plan” is included in Appendix A of this report. (Drawing “7564-PL-09B - Parking Plan”)

4.3 Parking on site has been allocated in accordance with the below requirements for parking for residential developments, as summarised in Table 2, below:

Table 2 – WSCC Car Parking Standards (Behaviour Zone 2 – Broadbridge Heath)

Dwelling Type	No. Habitable Rooms	Parking Allocation	Electric Vehicle Provision
1 Bed Flat	1 to 3	1.4 per dwelling	Based on Construction year. Assuming 41% of spaces with active electric vehicle charging facilities.
2 Bed Flat	4	1.7 per dwelling	
3 Bed House	5 to 6	2.1 per dwelling	
4 Bed House	7 or more	2.7 per dwelling	

- 4.4 Based on the above requirements, the total number of parking spaces required is 269 if all were unallocated or 258.5 allocated parking spaces for the development. (this includes for parking spaces, car ports and garages*).
- 4.5 The Illustrative Site Layout, included in Appendix A of this report, includes for the provision of 236 allocated parking spaces, 9 car ports and 27 garages. This totals 272 allocated parking spaces.
- 4.6 The proposed visitor parking allocation is based on paragraph 5.8 of the WSCC guidance, which indicates: “that no special provision should be made for visitors where at least half of the parking provision associated with the development is unallocated. In all other circumstances it may be appropriate to allow for additional demand for Visitor parking of 0.2/spaces per dwelling (DCLG, 2007, Residential Car Parking Research)”.
- 4.7 Based on paragraph 4.6 above, the proposed visitor parking provision is 27 parking spaces (133 x 0.2 = 27). However, 9 additional visitor spaces have been allocated to accommodate the shortfall of unallocated parking spaces as detailed in the WSCC parking calculator (included in Appendix C of this report). The total visitor parking provision is therefore 36 parking spaces.
- 4.8 The total parking allocation for the development, as detailed on the Illustrative Site Layout, is detailed below:
- Allocated Parking – 228
 - 8 M4(3) Compliant spaces – 8
 - Car ports – 9
 - Garages – 27
 - Visitor spaces – 36
- 4.9 Total parking space allocation for the development is **308** spaces.
- 4.10 Cycle storage is provided in the garage or private shed, located in the garden to each dwelling, or in designated cycle storage facilities within the apartments. The WSCC requirements and allocation for cycle parking are detailed below in Table 3.

Table 3 - WCSS Cycle Parking Standards

Dwelling Type	Size	Cycle Allocation
House	Up to 4 rooms (1&2 bed)	1 space
	5+ rooms (3+ bed)	2 space
Flats	Up to 3 rooms (1&2 bed)	0.5 space (communal), otherwise same as 1&2 bed house
	4+ rooms (3+ bed)	1 space

- 4.11 Electric vehicle charging is accommodated at every dwelling and in the parking bays for the flats. (133No in total)
- 4.12 On this basis, it is considered that suitable provision can be made for car parking to accord with the relevant standards.

5 CONCLUSION

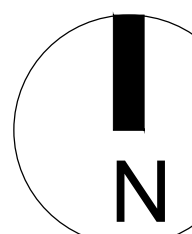
- 5.1 This Highway Technical Note sets out the design principles for the Reserved matters planning application for the proposed new development at Broadbridge Farm, Broadbridge Heath, Horsham, for Outline Planning application "DC/25/1886".
- 5.2 The proposed design is in accordance with the Streets Hierarchy and Typologies, as set out in the Design & Access Statement, and are proposed to be offered for adoption by the local highway authority.
- 5.3 The site layout is suitable to accommodate both Building regulations Document B and H, for both fire tender and refuse vehicle access respectively.
- 5.4 The proposed highway design includes for 2.4m x 25m visibility splays at all junctions and accommodates 17m forward visibility splays at curves within the road layout for forward visibility to pedestrians and other road users.
- 5.5 The proposed development includes for 308 total parking spaces which are arranged in the form of allocated parking, M4(3) parking, garages, car ports and visitor parking. Cycle storage is accommodated within the private sheds for each dwelling and allocated cycle storage facilities for the apartments.
- 5.6 Based on the above, it is considered that the proposal for this 133 dwelling Reserved Matters Application scheme is suitable from a highways perspective and complies with the relevant WSCC policies and standards.

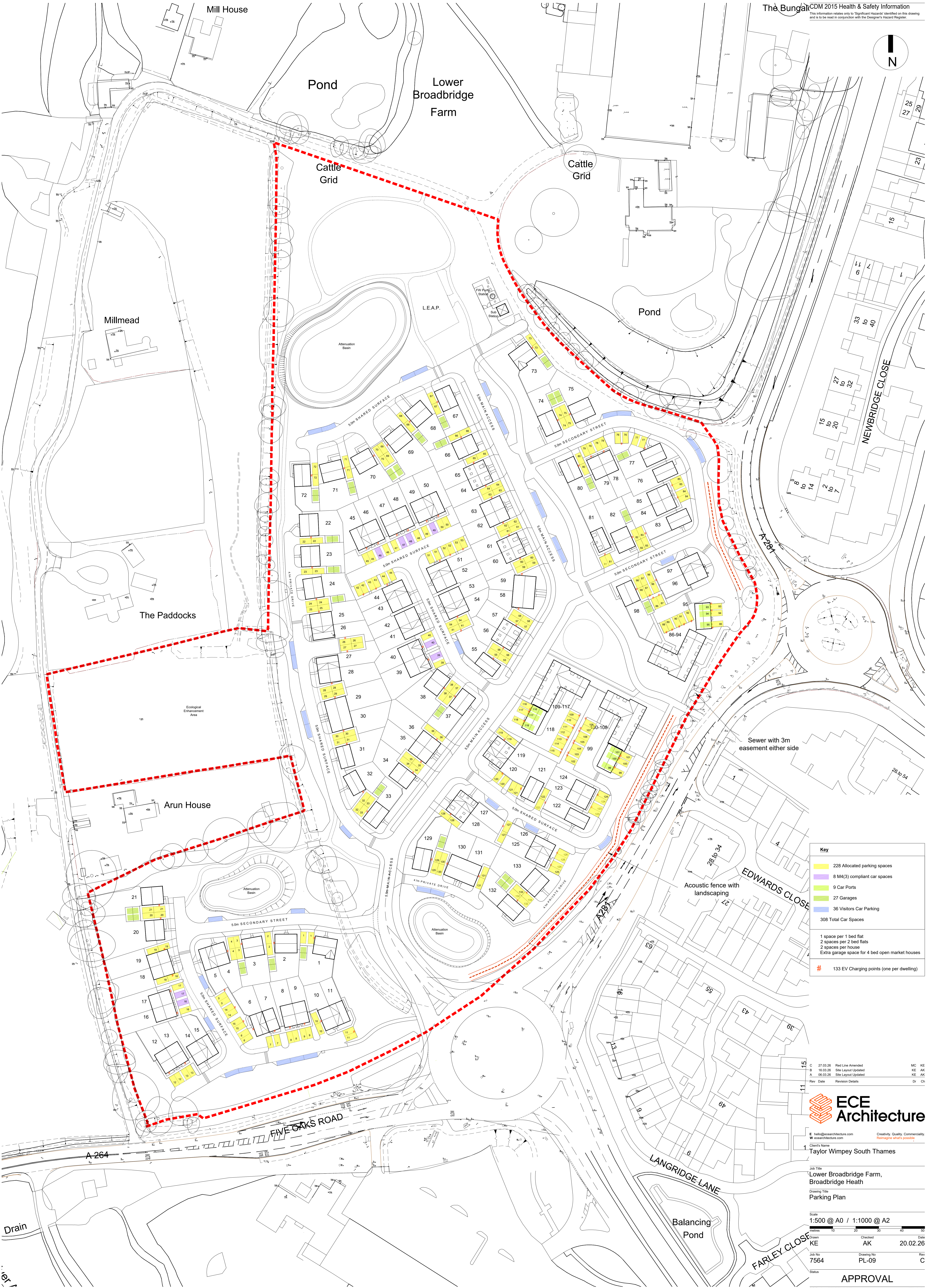
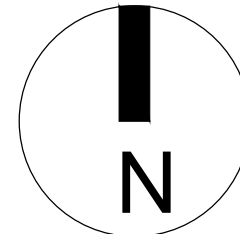
6 REPORT CONDITIONS

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Appendix A – Architect’s Layout Plan





Key	
	228 Allocated parking spaces
	8 M4(3) compliant car spaces
	9 Car Ports
	27 Garages
	36 Visitors Car Parking
	308 Total Car Spaces
1 space per 1 bed flat 2 spaces per 2 bed flats 2 spaces per house Extra garage space for 4 bed open market houses	
#	133 EV Charging points (one per dwelling)

Rev	Date	Revision Details	Dr	Ch
C	27.03.26	Red Line Amended	MC	KE
B	16.03.26	Site Layout Updated	KE	AK
A	06.03.26	Site Layout Updated	KE	AK



Client's Name
Taylor Wimpey South Thames

Job Title
**Lower Broadbridge Farm,
Broadbridge Heath**

Drawing Title
Parking Plan

Drawn	Checked	Date
KE	AK	20.02.26
Job No	Drawing No	Status
7564	PL-09	C

APPROVAL

Scale
1:500 @ A0 / 1:1000 @ A2

Drain